

Parcel 273-000029 **Address** 53 N High St **OHI** FRA-2546-1

Year Built: Ca.1845	Map No: 116	Photo No: 1766-1772, 1781-1782 (7/10/16)
Theme: Religion	Historic Use: Religion	Present Use: Commercial
Style: Vernacular	Foundation: Stone	Wall Type: Stone
Roof Type: Front gable/standing seam metal	Exterior Wall: Stone/shiplap	Symmetry: Yes
Stories: 1	Front Bays: 3	Side Bays: 6
Porch: Full façade porch supported by concrete pillars	Chimney: 1, Interior, off ridge near northwest corner	Windows: 2-over-2 Wood sashes

Description: The one-story stone masonry building has a rectilinear footprint. The core of the building has a front-gable roof, and the rear component has a cross-gable, all sheathed in standing seam metal. An open porch extends across the façade. The porch roof is a clipped-cross gable, with a hipped dormer placed within the jerkinhead. The gable wall of the porch roof is sheathed in shiplap siding. The roof is supported by battered concrete pillars. Within the porch are three fenestration bays. The center bay contains the front door, while the outer two have two-over-two wood sash windows.

Setting: The building is on the southwest corner of N High and North Sts. North of the building is a paved parking lot.

Condition: Good

Integrity: Location: Y Design: N Setting: Y Materials: N
Workmanship: N Feeling: Y Association: Y

Integrity Notes: The building has good integrity, as the rear additions appear to meet the Secretary of the Interior's Standards for Rehabilitation.

Historical Significance: The building is within the boundaries of the City of Dublin's local Historic Dublin district. It is listed in the NRHP as part of the Washington Township MRA. It is also recommended contributing to the recommended eligible Dublin Historic District, which is more inclusive of historic resources in the original village.

District: Yes	Local Historic Dublin district	Contributing Status: Recommended contributing
National Register:	Washington Township MRA/ Recommended Dublin High Street Historic District, boundary increase	Property Name: Dublin Christian Church



53 N High St, looking southwest



53 N High St, looking southeast

OHIO HISTORIC INVENTORY

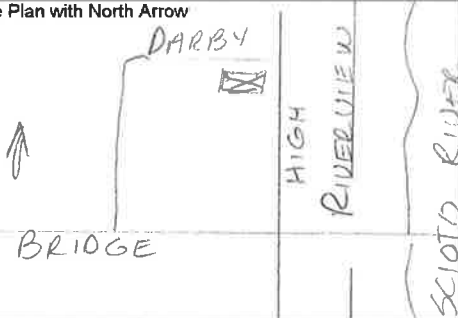
THIS IS A FACSIMILE OF THE FORM PRODUCED BY:

OHIO HISTORIC PRESERVATION OFFICE
567 East Hudson St.
Columbus, Ohio 43211-1030
614/297-2470-fax 614-297-2496



OHIO
HISTORICAL
SOCIETY

SINCE 1885

1.No. FRA 2546-1		2.County FRA		4.Present Name(s)		<input checked="" type="checkbox"/> CODED <input type="checkbox"/> CODED		FRA - 2546-1
3.Location of Negatives City of Dublin				5.Historic or Other Name(s) Dublin Christian Church				
Roll No. 2		Picture No.(s) 23						
6.Specific Address or Location 53 North High				16. Thematic Association(s) religion; 19th c. arch.		28. No. of Stories 1		FRANKLIN DUBLIN CHRISTIAN CHURCH 53 N. HIGH ST.
6a. Lot, Section or VMD Number				17. Date(s) or Period 1845		17b. Alteration Date(s)		
7.City or Village If Rural, Township & Vicinity Dublin				18. Style or Design vernacular		29. Basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
8. Site Plan with North Arrow 				18a. Style of Addition or Elements(s)		30. Foundation Material coursed stone		
9. U.T.M. Reference Quadrangle Name NW Columbus 17 319800 4440790 Zone Easting Northing				19. Architect or Engineer		31. Wall Construction coursed stone		
10. <input type="checkbox"/> Site <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object				19a. Design Sources		32. Roof Type & Material gable/st.seam metal		
11. On National Register? Yes				20. Contractor or Builder		33. No. of Bays Front 3 Side 3		
12. N.R. Potential?				21. Building Type or Plan		34. Exterior Wall Material(s) stone		
13. Part of Estab. Hist. Dist? Yes				22. Original Use, if apparent church		35. Plan Shape rect.		
14. District Potential?				23. Present Use commercial		36. Changes <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Altered (Explain in #42) <input type="checkbox"/> Moved		
15. Name of Established District (N.R. or Local) Dublin Historic District				24. Ownership <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private		37. Window Types <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> 2 over 2 <input type="checkbox"/> Other		
16. Property Acreage				25. Owner's Name & Address, if known		38. Building Dimensions		
17. Other Surveys in Which Included National Register 4/79				26. Property Acreage		39. Endangered? No By What?		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Originally a simple rectangular structure with large stone quoins and a pediment (probably similar to 63 and 126 S. High Street). The doorway and windows are altered and the front porch and roof dormer probably date from the early 20th century. An L-shaped addition has been constructed at the rear.				27. Other Surveys in Which Included National Register 4/79		40. Chimney Placement side/interior		
43. History and Significance (Continue on reverse if necessary) Built as the Dublin Christian Church, it was used until 1877 when a new church was built. The building was used as a residence at one time but has had offices for many years.				44. Description of Environment and Outbuildings (See #52) Located on a corner lot in the historic district of Dublin.		41. Distance from and Frontage on Road		
45. Sources of Information OHI 8/76; History of Franklin and Pickaway Counties; Mr. John Moffitt (owner in 1976).				46. Prepared by Bassett/Recchie		47. Organization BDR&C		
				48. Date Recorded in Field 8/76		49. Revised by J. Darbee		
				49. Date Revised 4/03		50. Date Revised		
				50b. Reviewed by				



BOARD ORDER

Architectural Review Board

Wednesday, October 20, 2021 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

3. 53 N. High Street 21-007MPR

Minor Project Review

Proposal: Replacement windows for a building on a 0.22-acre site zoned Historic District, Historic Core.

Location: Southwest of the intersection of N. High Street with North Street.

Request: Review and approval of a Minor Project under the provisions of Zoning Code §153.176 and the *Historic Design Guidelines*.

Applicant: Tim Cistone

Planning Contacts: Sarah Tresouthick Holt, AICP, ASLA

Contact Information: 614.410.4662, sholt@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-007

MOTION: Ms. Kramb moved, Ms. Cooper seconded, to approve the Minor Project with the following condition:

- 1) That the applicant work with staff to finalize the selection of a beige color for the window trim, prior to any painting activities.

VOTE: 5 – 0

RESULT: The Minor Project was conditionally approved.

RECORDED VOTES:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Martha Cooper	Yes
Michael Jewell	Yes

STAFF CERTIFICATION

DocuSigned by:

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 Sarah Tresouthick Holt, AICP, ASLA
 Senior Planner



Ms. Kramb - Accommodate space for loading/unloading zones for delivery and preferably in the rear of the site; all trucks stop on High Street and block traffic.

Mr. Lombardi - Considering Wing Hill Lane.

Ms. Kramb - Could support a Parking Waiver if close to the minimum number of spaces required. Close to the parking garages for the restaurant parking, which would be the highest number required.

Ms. Cooper - Designated parking for any residents is to be provided.

Mr. Ridge - 20 parking spaces would be the minimum required for office and residences but the minimum would increase to 38 parking spaces for a restaurant.

Ms. Kramb - ADA parking needs to be included.

The Chair asked the Board if they were supportive of the proposed architectural character provided through the drawings but recognized it may be too early in the process to comment.

Ms. Kramb - Do not design a new "old" building, and not modern in the Historic District.

Mr. Jewell - Consider how a design would fit within the streetscape and adjoining properties.

Mr. Alexander - This project may bring a little spark to the area. Create something visual and tactile with details. He was happy with the massing and recommended traditional materials as written in the Code and in a traditional way the material is used.

Mr. Cotter - If stone is going to be used as presented, he liked it along with the porch layout.

Ms. Cooper liked the mixed materials.

3. 53 N. High Street, 21-007MPR, Minor Project Review

The Chair stated this application was a request for replacement windows for a building on a 0.22-acre site zoned Historic District, Historic Core. The site is southwest of the intersection of N. High Street with North Street.

Staff Presentation

Ms. Holt presented aerial views of the site, just south of the Dublin Library. The building was built in 1845 as the Dublin Christian Church and it is listed on the National Register of Historic Places. In March 2021, the application was reviewed for a proposal for Fibrex replacement windows and the case was tabled. The revised application was presented. Photographs taken from the public right-of-way of the original building on N. High Street and the addition on the corner of Darby Street were shown. Replacement windows were requested only for the historic portion of the building on N. High Street and not the addition on Darby Street. Photographs of the original building showed the extent of the window replacement request. Photographs were provided to give a sense of the existing windows, which were old but not original to the building. A window sample picture of one window on the porch, a window on the north side/North Street, and one on the interior property line on the south side were also shown. During the March meeting, these windows not being original to the building were discussed as they had been replaced over time. The applicant had identified deficiencies of each window. The new windows proposed were specially designed for historic applications, with correct proportions and materials: Marvin Ultimate wood windows clad in aluminium; double hung, two-over-two; proposed to be bronze in color; trim color proposed to be beige, with an exact color, yet to be determined, due to the challenge of obtaining materials. Details of the window dimensions had been provided.

This application was reviewed against the Minor Project Review Criteria and found to have met or not applicable. Approval was recommended with the following condition:

- 1) That the applicant work with staff to finalize the selection of a beige color for the window trim, prior to any painting activities.

Board Questions for Staff and Applicant

There were none. The applicant did not wish to provide a presentation.

Public Comment

There were no public comments received.

Board Discussion

Ms. Kramb thanked the applicant for providing all the additional information about the windows she had requested.

Mr. Alexander stated the proposal was for a significantly better product versus what was previously proposed.

Ms. Kramb moved, Ms. Cooper seconded, to approve the Minor Project with the one condition as stated:

- 1) That the applicant work with staff to finalize the selection of a beige color for the window trim, prior to any painting activities.

The Chair asked the applicant if they agreed with the condition and the applicant responded affirmatively.

Vote: Mr. Alexander, yes; Mr. Cotter, yes; Mr. Jewell, yes; Ms. Kramb, yes; and Ms. Cooper, yes.
[Motion carried 5-0]

4. The Fairy Garden at 28 N. High Street, 21-159MPR, Minor Project Review

The Chair stated this application was a request for site modifications for an open space associated with an existing commercial building on a 0.15-acre site zoned Historic District, Historic Core. The site is located southeast of the intersection of Wing Hill Lane with N. High Street.

Staff Presentation

Ms. Holt presented an aerial view of the site. This project for a Fairy Garden was informally reviewed by this Board in July 2021 for an unused, blank area between buildings. A mural for the walls was one of the recommendations. The applicant found a muralist. The mural proposed for all three walls was presented, representing early spring flowering trees, and birds perched and flying. There was considerable support for the Lot Coverage Waiver requested. The vacant open space, ±275 square feet in size is surrounded by concrete block walls on three sides with gravel at grade. The proposal consisted of a three-foot tall wrought-iron fence, a concrete paver path, a wrought-iron tree bench, outdoor LED string lights, and various fairy houses, stumps, river rocks, and succulents, etc.

A study revealed the lot was currently covered at 91% with pavement and buildings but the maximum lot coverage permitted is 85%. This proposal was reviewed against Lot Coverage Waiver Request Criteria and all were met. The proposal was reviewed against the Minor Project Review Criteria, which has been met or were not applicable. Staff recommended approval of the following Waiver without conditions.

1. Table §153.173A: Historic Zoning Districts – General Development Standards.
Request: To allow 91% lot coverage on 28 N. High Street, where 85% is the maximum permitted.

Approval was recommended for the Minor Project without conditions, as well.



BOARD ORDER

Architectural Review Board

Wednesday, March 24, 2021 | 6:30 pm

The Architectural Review Board took the following action at this meeting:

**2. 53 N. High Street
21-007MPR**

Minor Project Review

Proposal: Replacement of eight windows and one door, and repainting of the trim for an existing building on a 0.22-acre site zoned Historic District, Historic Core.

Location: Southwest of the intersection of N. High Street with North Street.

Request: Review and approval of a Minor Project under the provisions of Zoning Code Section 153.170 and the *Historic Design Guidelines*.

Applicant: Tim Cistone

Planning Contact: Nichole Martin, AICP, Planner II

Contact Information: 614.410.4635, nmartin@dublin.oh.us

Case Information: www.dublinohiousa.gov/arb/21-007

MOTION: Mr. Kownacki moved, Ms. Kramb seconded, to table the Minor Project.

VOTE: 4 – 0

RESULT: The Minor Project was tabled at the request of the applicant.

RECORDED VOTES:

Gary Alexander	Yes
Amy Kramb	Yes
Sean Cotter	Yes
Frank Kownacki	Yes

STAFF CERTIFICATION

DocuSigned by:

294AB066363F490
Nichole Martin, AICP, Planner II



~~Mr. Melaragno stated that he would like to seek clarification regarding some of the Board members' comments. In regard to the board and batten — would it be acceptable to use it on the hyphen and use horizontal siding on the porch, thereby distinguishing the hyphen from the rest of the house?~~

~~Mr. Alexander stated that the Board has provided suggestions only. However, Mr. Melaragno's suggestion would address the issue of differentiating the hyphen from the porch itself. Although the Board has provided some suggestions, they are not requirements.~~

~~Mr. Melaragno stated that, at this point, the proposed columns were conceptual placemarkers. He would be consulting with a structural engineer, focusing on the size, shape and details of the columns. In regard to the garage setback, the proposed front setback is 10 feet from the right-of-way. Due to the slope, the foundation, cantilevers and garage depth, there is a need to keep the foundation as reasonable as possible; farther back, the slope on the site becomes more steep. The intent was to keep the rear elevation as close as possible to the street and within the reasonable grade. Perhaps the front elevation could be pulled forward slightly and the garage location could remain where it is proposed.~~

~~Ms. Kramb responded that she would be supportive of that suggestion; it would be helpful to provide one to two feet of separation.~~

~~Mr. Kownacki stated that he has not visited the site, but the grade drop in that area is steep. The applicant can decide if the suggestions that have been offered are feasible. Moving the house forward slightly would provide the illusion of separation; however, he would not vote to disapprove if that is not possible.~~

~~Ms. Kramb stated that a waiver will be necessary, regardless, as the garage is not set back 20 feet from the front elevation. She is supportive of a waiver.~~

~~Mr. Melaragno stated that the porch windows have been addressed. The original intent was to match what they now have in their sunroom — quadruple-hung, which maximizes the opening space but permits some winterization. They have since determined that the windows will be eliminated, and this will be a screened porch. The columns will be appropriate for the foundation space below. The consultant's report recommended sash or double-hung windows as opposed to casement windows. At the back of the house, they are attempting to maximize the view. Eliminating the grids on those windows was to provide an unobstructed view. Because the rear of house is visible only from the ravine, hopefully, that is acceptable. He inquired the Board consensus on the cantilevers. The cantilevers facilitate their effort to keep the foundation as small as possible.~~

~~Mr. Alexander stated that he has no objection to the cantilevers. While he does prefer consistent grids, he does not agree with the consultant's recommendation against the use of casement windows. There are many examples of historic homes with casement windows. In fact, he believes the casement window is a good choice for a smaller window type.~~

~~Mr. Cotter and Mr. Kownacki indicated that they have no objection to the cantilevers or casement windows.~~

~~Mr. Kownacki inquired the reason they suggested grids for the front of the home.~~

~~Mr. Melaragno responded that it was to create a more homey, less sterile look. Little details make a house more interesting.~~

~~Ms. Kramb stated that she has no objection to their use of casement windows.~~

~~Mr. Melaragno thanked the Board for their very helpful input.~~

NEW CASE

2. 53 N. High Street, 21-007MPR, Minor Project Review

A request for replacement windows for a building on a 0.22-acre site zoned Historic District, Historic Core. The site is southwest of the intersection of N. High Street with North Street.

Staff Presentation

Ms. Martin stated that this is a request for review and approval of a proposal for new windows for 53 N. High Street. The site is southwest of the intersection of N. High Street with North Street, immediately south of the Dublin branch of the Columbus Metropolitan Library. The site is .22 acres in size and contains a historic structure with a building addition to the rear. The historic portion of the structure, which is sited along N. High Street, was originally built in 1845 and functioned as the Dublin Christian Church until the late 1800s. According to the City's Historic Cultural Assessment, this property is recommended Contributing to the Historic District. The property is also identified on the National Register of Historic Places. The existing one-story vernacular-style building has undergone modifications over time including a front porch on the N. High Street elevation and a rear building addition facing N. Darby Street. The addition is well-integrated with the character of the historic structure, although it is separated by a connector with a cross-gable roof. The historic building and building addition are clad in stone, and the entire roof sheathed in metal standing seam.

Proposal

The applicant is proposing the replacement of all windows on the historic section of the building. Three two-over-two wood sash windows are located on the north façade (facing North Street), three two-over-two wood sash windows are located on the south façade (interior property line), and two two-over-two wood sash windows are located on the east façade (facing N. High Street). Today, there are storm windows that cover the historic windows. The north entry door, located on the non-historic section of the building, is proposed to be replaced. All the trim is proposed to be repainted to match the new windows. The existing windows on the structure are of a consistent size and scale and are two-over-two windows; one window on the south elevation is significantly smaller in size and differs in character from the other seven windows. The proposed replacement windows are a Renewal by Andersen, Series One wood composite window (Fibrex) clad in extruded acrylic. The Historic Dublin Preservation Design Guidelines recommend preservation of existing wood windows, unless deterioration beyond repair can be demonstrated. In such cases, replacement windows may be acceptable, if they simulate the character of the original wood windows. The proposed replacement wood composite window is fabricated of wood fiber bound with a resin and then clad in acrylic. The recently revised Code requires windows be made of wood, metal-clad wood, or vinyl-clad wood; therefore, approval of the proposed window would require the Board's approval of a Waiver to the window materials requirement. The proposed windows are double-hung with a flat sill and grilles between the glass with a two-over-two pattern in a Terratone color (gray-brown). Staff has recommended a condition that a full simulated divided lite window with interior and exterior muntins and spacer bar be included if the Andersen Series One window is approved. All building and window trim is proposed to be painted to match the windows. The existing door on the north elevation is proposed to be replaced with a ProVia Legacy smooth steel door with clear glass and sidelites and brass hardware. Staff has reviewed the application against the criteria and due to deterioration of the existing wood windows, recommends approval the requested waiver and approval of the Minor Project Review application with one condition.

Board Questions

Mr. Cotter inquired the age of the existing windows.

Ms. Martin responded that staff has no specific knowledge of their age, although they are single-pane and appear to be quite old.

Tim Cistone, Bottom Line CPA, applicant/property owner, 53 N. High Street, Dublin, OH 43017, stated that the windows are not original but have been in place for a long time.

Ms. Kramb stated that in her estimation, the windows date from the turn of the century, approximately 1900. They are likely the second set of windows in the building.

Mr. Cotter inquired if consideration was given to rehabilitation of the existing windows. Mel Richards, Renewal by Andersen, product representative, 5850 Sawmill Rd, Dublin, OH 43017, stated that was Mr. Cistone's initial approach, as rehabilitation would be less expensive than replacement. However, if the windows were rehabilitated, they would remain single pane and single-hung, with only the bottom sash being movable. The proposed replacement window would be double-hung, both sashes movable, and they have a full screen, not a bottom half screen. Their screens are color-matched to the exterior of the windows.

Applicant Presentation

Mr. Richards stated that he has re-worked the proposal to meet the requirement for the muntins. He noted that the same wood composite is used for the exterior portion of the mullions as is used for the window frames, so they also will not be vulnerable to the weather.

Board Questions/Discussion

Ms. Kramb inquired if the applicant has looked into rehabilitation or only replacement.

Mr. Cistone stated that a couple of years earlier, he had looked into rehabilitation, as it would be less expensive. Because he was told that was not feasible, replacement seemed to be a less tedious direction to take. It would be beneficial from an efficiency perspective. Storm windows are essential; the current windows have no energy efficiency. Having energy efficient windows are essential for the comfort of the existing tenants.

Ms. Kramb stated that the Code requests restoration over replacement, so before replacement could be approved, it would be necessary to provide documentation of cost quotes for window restoration. There are ways to make older windows more efficient, and some of those methods are less expensive than window replacement. Evidence must be presented of considering restoration first.

Mr. Richards stated that the major issue with re-storing an older wood window is that it will remain a wood window. The City's Code states that "a wood window, a metal-clad wood window or a vinyl-clad wood window is required." The problem with that requirement is that regardless of how a wood window is clad, it remains a wood, which can in many cases, eventually rot. Andersen's Windows has existed since 1903, and in the early years, their wood windows came from 100-year old trees with 100-year growth rings. That lumber was impermeable to the weather. Even though they may be single-pane, wood windows from those years have no trace of rot. In the 1950s, government regulations were enacted prohibiting use of Ponderosa Pine and certain fir trees. Since then, companies have been producing lumber from their own forest lands, and due to growth enhancement, they have been growing trees faster. New-growth lumber may have only 15 growth rings and is highly susceptible to rotting. That was the genesis of the cladding era in the 1980s. The difficulty with cladding is that there is new growth lumber underneath and there are a myriad of circumstances where moisture can compromise the wood. With metal-clad windows, the sun heats up the metal causing the wood to swell, essentially, creating a worse problem. Any metal-clad window is subject to rotting from the inside out.

Ms. Kramb clarified that she has no issue with clad windows. Her question is if the existing windows are hardwood, is it rotting? What would it take to re-glaze and reseal the windows to make them more efficient? More information is needed about the existing windows. It is necessary to justify replacing them.

Mr. Alexander stated that when Historic Districts specify the kind of windows as Dublin does with its Guidelines, there are many issues involved. Mr. Richards is presenting one point of view, but there are

other points of view with Historic Districts. What is in Dublin's Code is not unique; it is common language in most Historic Districts for replacement windows.

Mr. Alexander stated that the proposed windows do not meet City Code. He inquired if Mr. Cistone had explored replacement windows that do meet the Code.

Mr. Cistone stated that his exploration was limited to a discussion with a professional two years earlier and most recently, with Mr. Richards.

Mr. Alexander inquired if he had not looked at any other product line, perhaps even offered by Andersen Windows, that would meet City Code.

Mr. Cistone responded that Andersen's was not the first company he contacted, but he has remained with Andersen's because he was convinced of the quality of their product and warranty. From there, they attempted to meet the requirements for Dublin's Historic District. Currently, they are unable to remove the storm windows on the windows facing High Street, because of the cracks at the top. In regard to the question regarding rotting, there is some rotting of the windows. However, if it is necessary to conduct some initial investigations into the ability to repair versus replace, he is hopeful the process for that replacement does not become lengthy. He understands there is a Code for the Historic District, but who are the correct people to contact for such an evaluation? He is willing to take the Board's suggestions, but his goal is to have a quality window, no additional storm windows, and a solution that will also retain the building's historic look.

Mr. Alexander stated that when he visited the site and looked at the existing windows, they did appear to be potentially repairable. However, if he were to present a case for replacement, there are additional Code requirements that the dimensions and profile of the sash elements and muntins meet the current profile. That information would need to be included with the application, including a cut that shows the profile. Some of the other replacement window products offer a different profile, including smaller, curved elements and the ability to customize to match the existing profile. Before this Board can consider a window that does not meet the City's Code, it will be essential to have much more information than has been provided.

Mr. Richards indicated that he would be able to provide diagram of the cuts.

Mr. Cotter stated that he agrees that more information must be provided before removing existing older elements in a historic building. If there is evidence that the windows cannot be restored, any replacement window would need to meet the current profile, consistent with the spirit of the Code.

Mr. Kownacki stated that he is in agreement with fellow members' comments and has nothing additional to add.

Ms. Kramb stated that the applicant can contact the Ohio State Historic Preservation Office. They have a large amount of information about preservation of windows, including contractors that handle historic windows, who might be able to provide an assessment regarding the possible of restoration of the current windows and quotes for the works. Because this building is listed on the National Register and it is an income-producing building, historic tax credits at both the state and federal level that help subsidize the cost of restoration versus replacement. There are also state grants available for window restoration. Depending on the condition of the windows, restoration may be less expensive than replacement.

Mr. Richards stated that another key element in energy efficient windows is how the argon gas is added between the two panes. With their process, they are able to effect better than a 99% fill of the argon. As a result, after 20 years, the fail rate on their seals is less than .5%. In terms of energy efficient, window rehabilitations are always a "bandaids." As a result, in 10 years, the property owner is applying to repeat the process. To correct the terminology, their product is not a "Fibrex clad window with extruded acrylic." Their windows are not clad. They use a process called co-extrusion. As the Fibrex composite is being

extruded through dyes, the acrylic is extruded at the same time. The acrylic is not applied as a coating to the Fibrex; the color bonds and fuses with the Fibrex, hence the warranty that the acrylic will not chip, crack, peel, blister or flake for 20 years. In summary, the energy efficiency life of a rehabilitated window will not be the same as that with a replacement window.

Mr. Alexander stated that Andersen's has an outstanding replacement and a very good product. However, there are certain steps required by Code for this Board to follow in their reviews. Those steps have not yet been taken. The Board appreciates his time and presentation. Because the request cannot be approved at this meeting, would the applicant prefer to table the request?

Mr. Cistone inquired the length of time involved for rescheduling the request for review.

Mr. Martin responded that typically materials must be provided to staff four weeks before a meeting. The next meeting is April 28, which would provide a week to obtain the information to be submitted for that meeting.

Mr. Cistone stated that he would attempt to obtain the necessary assessment and price quote as quickly as possible.

Ms. Krumb stated that a door was also included in the application; she has no issue with the proposed door, as it was replacing like for like.

Mr. Alexander inquired if there was a need to approve the door at this time and table the window consideration.

Ms. Martin stated that although the door was included with the windows, there was no need for it to go before the Board. Because it is considered a maintenance item, it can be removed from the application. Staff will work with the applicant so that he can proceed with the door replacement; it will not be part of the application when it comes back for consideration.

Mr. Alexander confirmed that the case would not be tabled to a date specific. The applicant would have the flexibility to request it be scheduled. He inquired if the applicant wished for the case to be tabled.

Mr. Cistone indicated that he would like the case to be tabled as stated.

Mr. Kownacki moved, Ms. Krumb seconded to table the Minor Project Review.

Vote: Mr. Kownacki, yes; Mr. Cotter, yes; Mr. Alexander, yes; Ms. Krumb, yes.

[Motion carried 4-0]

Ms. Krumb suggested that Mr. Cistone also contact Heritage Ohio, which provides a list of window restoration companies at its website.

Mr. Cistone thanked Ms. Krumb for her suggestion; he would reach out to them immediately.

GOAL-SETTING

~~Ms. Martin stated that City Council has prioritized training for its Board and Commission members. To assist in identifying education topics for 2021, PZC, ARB and BZA members have been requested to provide their recommendations for education topics. The following questions were provided in the meeting packet to facilitate the Board's discussion:~~

- ~~○ What training and educational topics would the Board like to participate and learn more about in 2021?~~
- ~~○ What format should these trainings take (self-paced, group discussion, presentations, virtual conference sessions, articles, combination)?~~
- ~~○ What planning projects would the Board like more information about?~~
- ~~○ What is the preferred format for staff to provide updates to the Board?~~